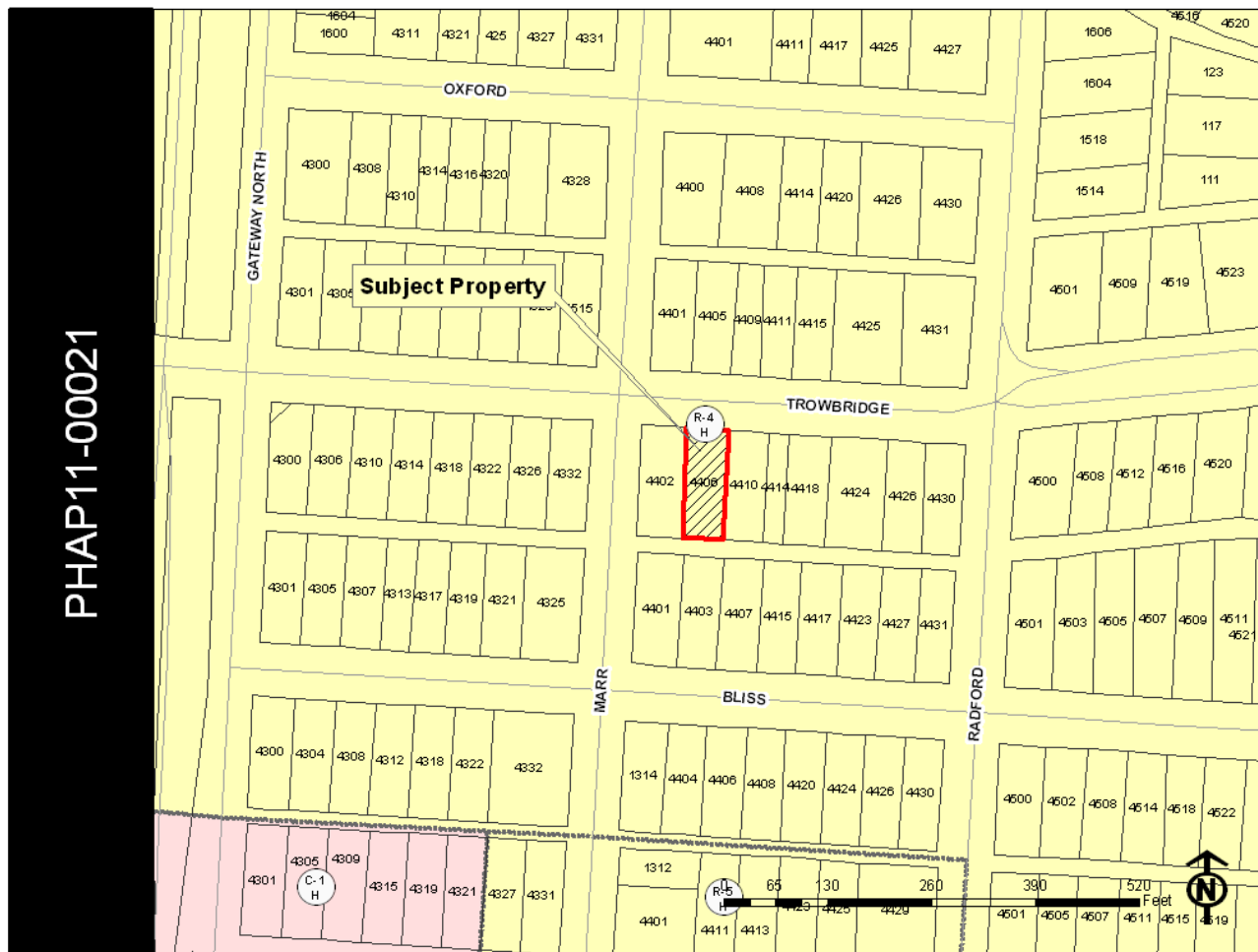




PHAP11-00021

Date: June 27, 2011
Application Type: Certificate of Appropriateness
Property Owner: Herlinda Montano
Representative: Herlinda Montano
Legal Description: Being 91 Government Hill 29 & 30 (7000 Sq Ft), City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4406 Trowbridge
Representative District: #2
Existing Zoning: R-4/H
Year Built: 1918
Historic Status: Contributing
Request: Legalization of a circular driveway in the front yard.
Application Filed: 6/15/2011
45 Day Expiration: 7/30/2011

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

The legalization of a circular driveway in the front yard.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work, with modifications, based on the following recommendations:

The Administrative Design Guidelines recommend the following:

- Driveways and walks may be widened or added as part of a landscaping plan.
- A circular driveway may be appropriate for a large lot or one several feet above the street level.
- Grass and sod may be removed from front yards, side yards on a corner and parkways provided that no more than 50% of the area is covered with gravel or other masonry.

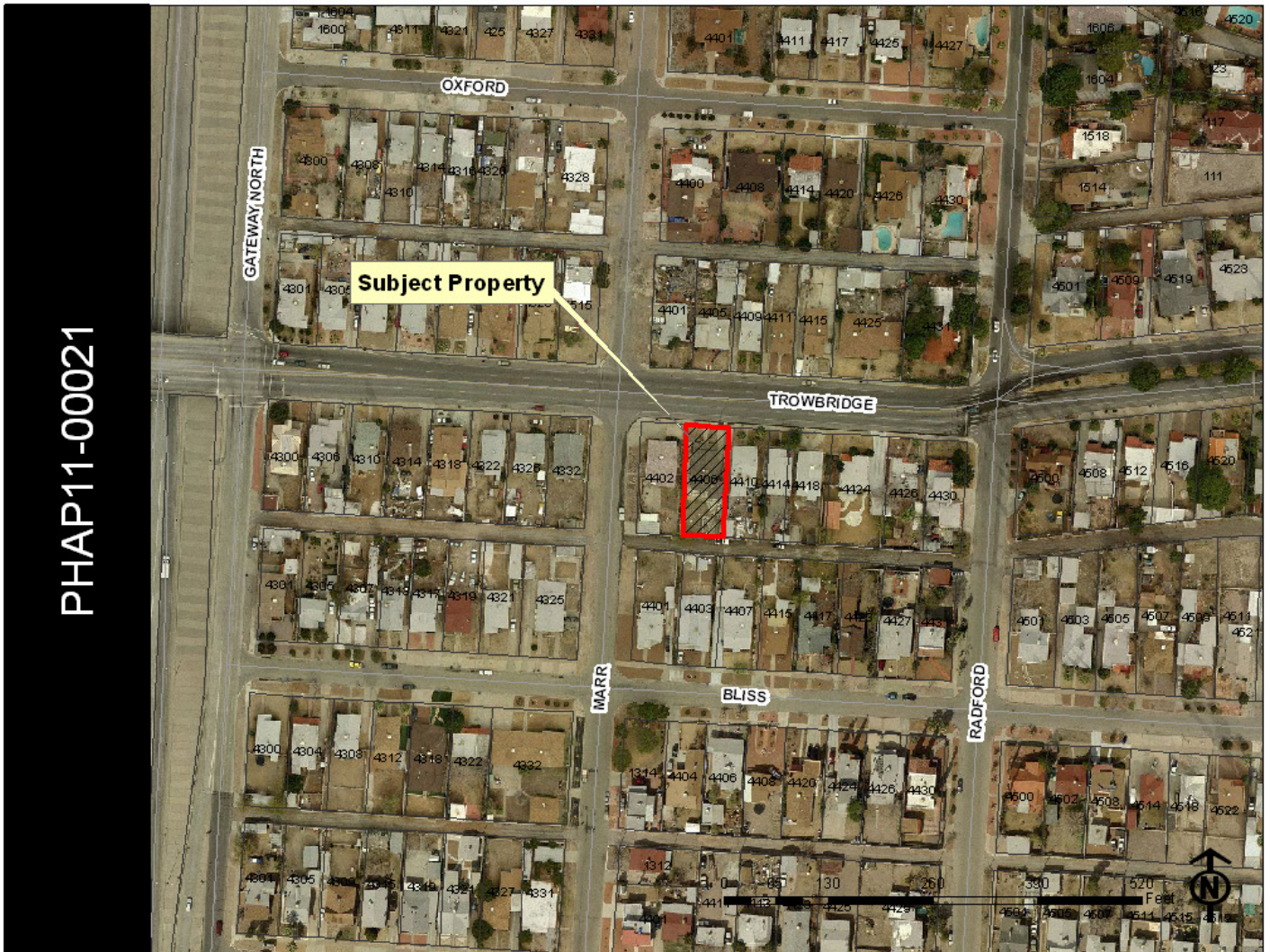
The Magoffin Historic District Guidelines recommend the following:

- Effort should be taken to maintain the use of the original parking area.
- When repair or replacement is required, the existing garage or driveway should be replaced in kind.
- Paved areas for driveways should be kept to a minimum.

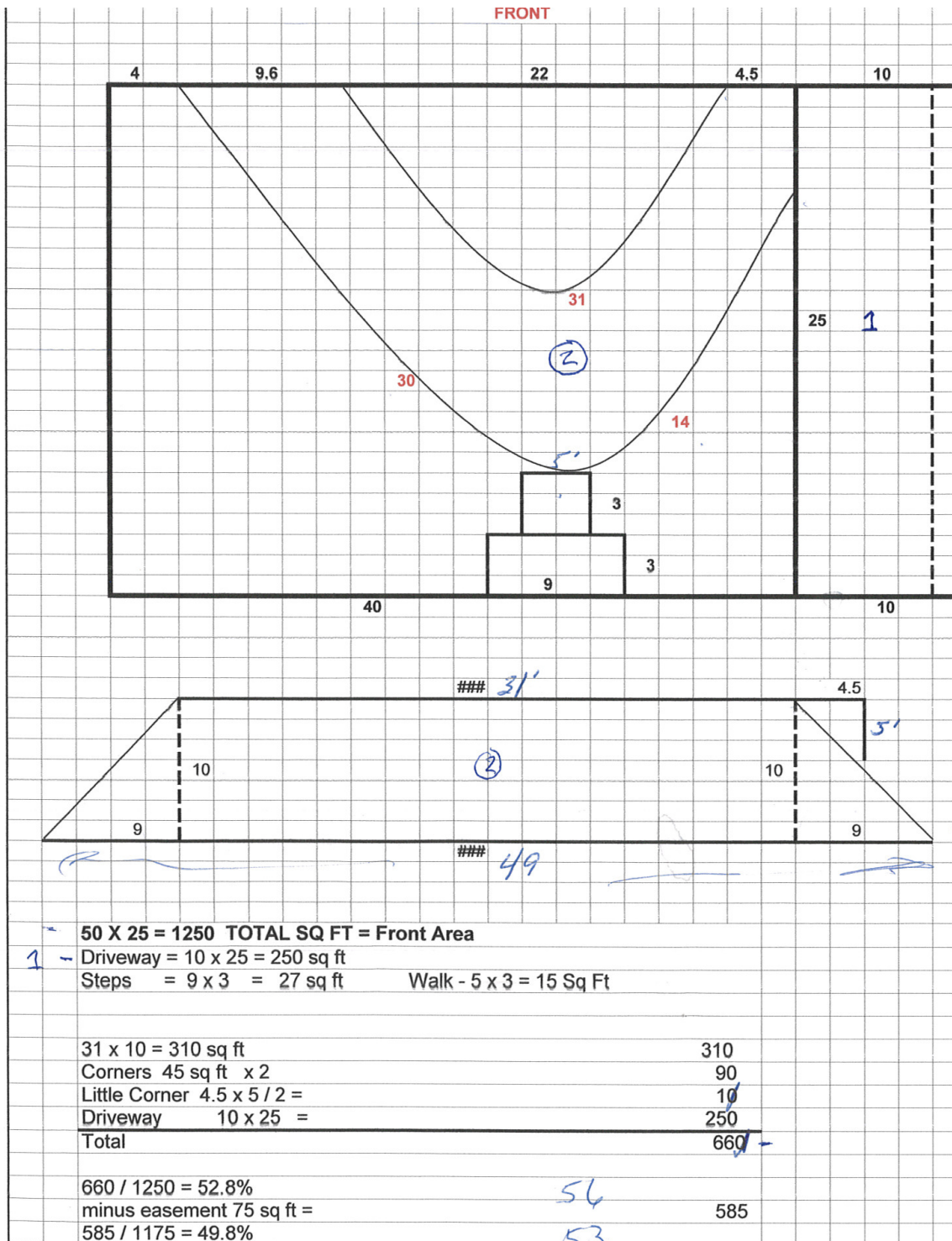
Staff recommends that the proposal be modified to include the installation of sod in the front yard areas that are not walkways or driveways and that the property owner construct a fence at the front property line to minimize the visibility of the circular driveway.

AERIAL MAP

PHAP11-00021



PLAN AND DETAILS OF CIRCULAR DRIVEWAY



PHOTOGRAPH OF MAIN FAÇADE AND DRIVEWAY

